



**URBAN GROWTH LONG BEACH / RELATED COMPANIES
OWNER PARTICIPANT DEVELOPMENT FACT SHEET
MTA SITE 6**

OWNER PARTICIPANT DEVELOPMENT TEAM

- The Long Beach Partnership of Urban Growth Long Beach LLC (Michael Gallivan, Land Owner) and The Related Companies, the nation's premier mixed use urban developer.
- Long Beach Stakeholder and member of Downtown Long Beach Associates (DLBA).
- Only Development team with ownership interest in MTA Site 6.
- Owner Participant Process will expedite project.
- Premier developer of high density mixed use projects.
- Extensive Proven Development Experience
 - Time Warner Center - New York, City Place - Florida, The Paramount - San Francisco, & Grand Avenue - Los Angeles
- Leading Developer of Urban, retail/residential based, high density, mixed use developments in the country.

URBAN IN-FILL TRANSIT ORIENTED PROJECT

- Approximately 1 Million square feet including; structured parking (1,218 parking spaces), retail/live work space (neighborhood serving) and residential condominiums (454 units).

INNOVATIVE URBAN DWELLINGS

- The residential component is comprised of two towers and a podium structure, each with a different housing type, in order to appeal to a broad range of buyers.
- Tower "One" is a 22-story loft- condominium building with relatively narrow and deep units, in an open-plan type arrangement with high ceilings. Units range in size from 730 to 2,500 sq. ft.
- Tower "Two" is a 14-story soft-loft condominium building with units ranging in size from 750 to 2,500 sq. ft.
- The Podium structure will be activated by live/work units, many with street access with units ranging in size from 960 to 1,900 sq. ft. Other than proper signage at street level, the parking garage will not be visible from the street.

**MTA & DOWNTOWN VISITOR
PARKING**

- Project as planned will provide 1,218 onsite parking spaces.
- Current project design provides 473 public parking spaces.

SMART GROWTH

- Transit Oriented Project located adjacent to Blue Line and Transit Mall.
- Pedestrian Oriented Project will create a corridor between the East Village, Pine Street, and the Promenade that links these areas with the proposed Art Exchange and activates foot traffic resulting in a greatly enhanced local neighborhood.
- Public Parking will accommodate downtown Long Beach visitors including Pine Avenue, Promenade and East Village Arts District areas.
- Project will provide approximately 21,000 sq. ft. of neighborhood serving retail/live work space.



GREEN DEVELOPMENT

- Project will use sustainable materials and energy-efficient construction techniques and amenities.
- Development will seek LEED (*Leadership in Energy & Environmental Design*) certification from US Green Building Council for sustainable development.

AMERICAN HOTEL

- The American Hotel façade will be incorporated into the project.
- Development team will work with local stakeholders, the City, RDA and Neighborhood and Historic preservation officer to develop optimal design for the retention of the historic façade.
- The Long Beach based architectural firm, Interstices, will serve as local architect and as an advisor for the retention of the façade.

URBAN ARCHITECT – ANKROM MOISAN, PROJECT ARCHITECT

- Ankrom Moisan Architects has extensive national experience in designing urban mixed-use projects. Los Angeles projects include well-received Elleven and Luma projects in downtown Los Angeles.
- The firm is widely respected and nationally renowned for their extensive experience in designing large scale, urban mixed-use developments. With a fundamental commitment to building environmentally sustainable structures, the forward-thinking company fosters an "eco-friendly," progressive approach to urban living that consistently sets a new standard in community-based development.